

For Sale

Guide Price **£240,000** Freehold



Ipswich Road COLCHESTER CO1 2YE

Offered with no onward chain, this stylish two bedroom home offers spacious living, a modern kitchen and bathroom, and a unique walk-in wardrobe. Benefitting from a well kept garden with outbuilding, it is ideally located close to the city centre and local amenities.

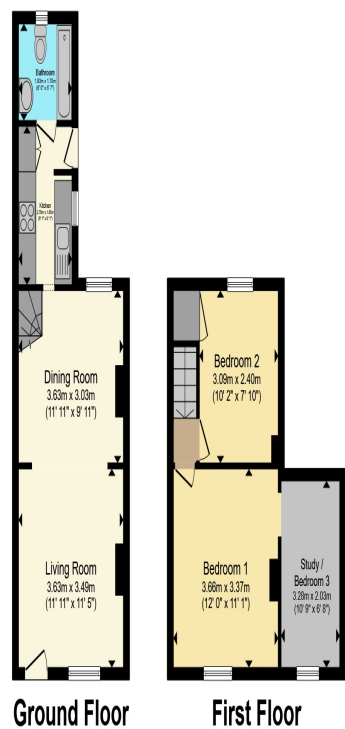
- Energy Rating: D
- NO ONWARD CHAIN
- SPACIOUS SOCIAL AREA
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS

Property Details

- Living Room** 11' 5" x 11' 11" (3.48m x 3.63m)
- Dining Room** 9' 11" x 11' 11" (3.02m x 3.63m)
- Fitted Kitchen** 6' 1" x 9' 1" (1.85m x 2.77m)
- Bathroom** 5' 7" x 6' (1.70m x 1.83m)
- Bedroom Two** 7' 10" x 10' 2" (2.39m x 3.10m)
- Bedroom One** 11' 1" x 12' (3.38m x 3.66m)
- Study / Bedroom Three** 6' 8" x 10' 9" (2.03m x 3.28m)

Agents Notes

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308915 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

Total floor area 63.7 m² (686 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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